



Planning Division

RECEIVED

OCT 14 2005

DIV. OF HOUSING  
POLICY DEVELOPMENT HCD

September 27, 2005

Cathy Cresswell  
Deputy Director  
Department of Housing & Community Development  
State of California  
1800 Third Street, Room 430  
Sacramento, CA 95814

Dear Ms. Creswell:

We have attached a copy of the General Plan Annual Progress Report for Fiscal Year 2004-2005. This report will be submitted to the Planning Commission and City Council for their review. A copy is being sent to the Governor's Office of Planning and Research.

During this time period, the City granted discretionary approval to 295 residential units. Building permits were issued for the start of construction of 956 new residential units and final building permits were issued for the occupancy of 975 units. Sixty-three of the new residential units were affordable to very low income households and 23 were affordable to low income households.

The City of Santa Clara continues its commitment to creating new housing opportunities, including encouraging housing affordable to all income levels. If you would like additional information, please contact me at (408) 615-2450.

Sincerely,

Kevin L. Riley, AICP  
Director of Planning & Inspection

Cc: Governor's Office of Planning and Research

Attachment

dvhl:\PLANNING\AdvPlnProj\2005\Trans Ltr Annual Rpt.doc

1500 Warburton Avenue  
Santa Clara, CA 95050  
(408) 615-2450  
FAX (408) 247-9857  
www.ci.santa-clara.ca.us

**City of Santa Clara**  
**General Plan Annual Progress Report**  
**Fiscal Year 2004-2005**

**September 27, 2005**

## **INTRODUCTION**

This annual report summarizes implementation measures and other activities relative to the City's General Plan that occurred in fiscal year 2004-2005. The 2000-2010 General Plan, with an update of the Land Use and Housing Elements, was adopted by the City Council July 23, 2002. The Housing Element was State-certified on August 14, 2002.

### **Agency-Initiated Planning Activities**

The City Council-initiated reuse plan for the State-owned Bay Area Research Extension Center calls for new housing opportunities, including affordable housing for seniors. The City recently completed the purchase of the portion of the site designated for senior housing. The total development will be 110 single family homes and 165 apartments for seniors.

The City continues to support consultant work on potential implementation measures for a Downtown Concept Plan for the future redevelopment of a seven acre portion of central Santa Clara. The future vision for this area of Santa Clara's downtown includes the development of 470 residential units.

The City of Santa Clara Redevelopment Agency authorized an increase of the affordable housing set aside from 20% to 30% on June 18, 2002. This increase was retained in the 2004-2005 Budget.

### **General Plan Amendments Processed**

Two housing-related General Plan Amendments were adopted during Fiscal Year 2004, resulting in the designation of two new higher density housing sites and the approval of 41 new units.

### **Progress Toward Meeting Regional Housing Needs - 7/1/04-6/30/05**

Two hundred and ninety-five residential units received discretionary approval July 2004-June 2005. Of these, 15 are designated for low income households and 14 for moderate income households. Six of the 14 moderate income units resulted from condominium conversion approvals. Individual projects with ten or more units are required to provide at least ten percent of the units at affordable rates.

Residential building permits were issued for the start of construction of 956 new residential units (apartments and single family homes). Final building permits were issued for the occupancy of 975 units (642 apartments, 147 condominiums, two duplex units, 15 townhomes and 169 single family detached homes). There were seven demolitions of single family homes and one demolition of a two-family residence approved.

Of the 975 newly completed residential units, there were 88 units contractually required to be affordable (2 Below Market Price units for moderate income households, 23 for low income households, 63 for very low income households). The First Time Homebuyer program assisted 3 moderate income households.

### **Residential Development Approvals**

Of the 295 units approved, sixty-four units were in proposed mixed use developments. The other units were either apartments or single family detached or townhome units. Of the 294 approved units, 221 will be located within ¼ mile of Caltrain/Light Rail stations and/or major bus lines. One residential proposal was denied.

### **Implementation of General Plan Land Use Element Policies and Programs**

Programs identified as "ongoing" have been consistently implemented. Residential-related Land Use programs with specific timelines and their status as of June 30, 2004 are as follows:

- Encourage expansion of the University's residency requirements and its variety of housing types. (To be implemented 2002-2010, City Mgr., Planning Div., Planning Comm., City Council)

***Status: This is being implemented.***

- Adopt minimum density standards for Multiple-Family residential zoned properties, and for Mixed Use, Transit-Oriented Mixed Use, and Gateway Thoroughfare Mixed Use designated areas. (To be implemented 2002-2006, Planning Comm., City Council)

***Status: On August 24, 2004, the Council adopted two new zoning districts, one for Mixed Use developments - with a minimum density of 19 housing units per acre required, and one for Transit-Oriented Mixed Use developments - with a minimum density of 26 dwelling units per acre required.***

- Adopt zoning ordinance amendments to promote housing as part of any new development or reconstruction on mixed use general-planned sites. (To be implemented 2002-2006, Planning Div., Planning Comm., City Council)

***Status: The Mixed Use and Transit-Oriented Mixed Use zone districts' regulations implement this program.***

- Prepare and adopt an Overlay Zone that would allow stand-alone residential and residential mixed use as permitted uses on sites designated for mixed use in the General Plan. (2002, Planning Div., Planning Comm., City Council)

***Status: The Mixed Use and Transit-Oriented Mixed Use zone districts have been adopted. Public Hearings on the application of these overlay districts will be scheduled for the start of 2006.***

### **Implementation of General Plan Housing Element Policies and Programs**

Programs identified as "ongoing" have been consistently implemented. Housing Element Programs with specific timelines and their status as of June 30, 2004 are as follows:

- Improve the maintenance of student-occupied homes and behavior of the occupants to minimize impacts on the neighborhood surrounding Santa Clara University. Continue to encourage formal City-sponsored communications among student tenants, landlords, Santa Clara University, residents and the City. Enhance code enforcement and special Police patrols to address the problems in the area.

Responsibility:	Planning Div., Police Dept.
Target Date:	2002 and ongoing
Funding Source:	General Fund

***Status: City staff responds to complaints regarding maintenance issues in the University area. The City continues to facilitate communications among all groups. Walking police patrols occur on weekends. At the start of the school year, educational leaflets are distributed regarding common concerns. There is an ongoing Neighborhood University Relations Committee that addresses concerns in the area surrounding Santa Clara University.***

- Designate in the General Plan Land Use Element sites suitable for future housing development. Review additional sites for possible designation as residential or mixed use, considering their location relative to existing residential uses, parks, and support services such as transit, and for environmental suitability. Encourage developments that are transit-based or in close proximity to transit when determining City affordable housing funding decision priorities. Create a Transit-Oriented Mixed Use designation in the Land Use Element. Adopt that designation as an overlay zone for the 96.6 acres so designated. That zone, as proposed by City staff, would include housing as a use-by-right. This is detailed in Figures 3-N, 3-O, 3-P and 3-Q.

Responsibility:	Planning Div., Planning Comm., City Council
Target Date:	2002 and Ongoing
Funding Source:	Not Applicable
Housing Unit Count:	3,725

***Status: The Transit-Oriented Mixed Use zone district has been adopted. Affordable housing developers, when seeking new sites, have been encouraged to locate new developments in Transit-Oriented Mixed Use designated areas.***

- Encourage Mixed Use development where appropriate to provide increased opportunities for housing development. Mixed use could include a ground floor of commercial plus one or more stories of residential, as well as

multifamily infill in commercial districts. The inclusion of housing in any new developments in Mixed Use-designated areas will be encouraged. Provide an outreach/marketing program to notify owners of mixed use designated sites. As part of the land use redesignation of these sites, property owners will be made aware of the new options for redevelopment of their property. The major incentive is the enhanced economic return and the mutual market support of the different uses. The redesignation will also streamline the land use approval process. This involves 177 total acres. This is detailed in Figures 3-N, 3-O, 3-P and 3-Q.

Responsibility:	Planning Div., Planning Comm., City Council
Target Date:	2002 and ongoing
Funding Source:	Not Applicable
Housing Unit Count	4,262 units through June 2006

***Status: The Mixed Use zone district has been adopted. Property owners were notified of land use redesignation as part of the General Plan Update process. Additional notification occurred when the overlay zone districts were considered and adopted by the Council. Additional notification will occur when the overlay districts are scheduled for Public Hearings on applying the zone districts to sites so designated in the General Plan . A marketing program has not yet been developed.***

- Prepare and adopt overlay zones that would allow stand-alone residential and residential mixed use as permitted uses or uses by right on sites designated for mixed use or transit-oriented mixed use in the General Plan. Following adoption, parcels designated mixed use or transit-oriented mixed use in the General Plan would be designated with the overlay zoning. No existing uses would become nonconforming and there would be no requirements to redevelop. Development standards, such as minimum lot size, building heights, open space requirements and separation from potential nuisances would be included in the Overlay Zones, and would be designed to facilitate development, while ensuring compatibility of use. In addition to the 96.6 acres to have the Transit-Oriented Mixed Use overlay zoning adopted, 52.2 acres will have a Mixed Use overlay zoning applied. This is detailed in Figures 3-N, 3-O, 3-P and 3-Q.

Responsibility:	Planning Div., Planning Comm., City Council
Target Date:	2002 - Adoption of Land Use Element designations and Mixed Use and Transit-Oriented_Overlay Zones
Funding Source:	Not Applicable
Housing Unit Count:	1,227

***Status: The Mixed Use and Transit-Oriented Mixed Use zone districts have been adopted. Public Hearings on the application of these overlay districts will be scheduled for the start of 2006.***

- Encourage developers to meet or exceed the minimum densities of the General Plan designation that applies to the subject development site. In the Mixed Use and Transit-Oriented Mixed Use overlay zone districts, residential development proposals must meet the minimum residential density in order to be accepted. Implementation of this program is proposed for the related overlay zone districts.

Responsibility: Planning Div., Planning Comm., City Council,

Target Date: Through June 2006

Funding Source: Not Applicable

***Status: Minimum density standards have been included in the overlay zone district regulations that have been adopted.***

- Accessory units are conditionally permitted on single family lots that have sufficient lot area to meet minimum parking, maximum building coverage, and minimum setbacks. The City will evaluate the current ordinance to include performance standards relating to those impacts that are considered a concern to neighbors. The intent is to increase the flexibility of the ordinance, particularly in areas with non-subdivision development, and increase the number of applications for accessory units. Conduct an ongoing promotional program including mailings to owners of single family properties with adequate size for accessory living units.

Responsibility: Planning Div.

Target Date: Ongoing with ordinance review in 2003

Funding Source: Not Applicable

Housing Unit Count: 8 units per year

***Status: Zoning Ordinance amendments to comply with recent State law changes were adopted by the City Council. Accessory units are now a permitted use in the single family zone districts. A promotional program has not yet been developed.***

- Evaluate the potential of increasing the Redevelopment set aside for affordable housing from 20% to 30%. This would have a significant 50% increase in the annual dollars devoted to affordable housing in the City. An annual financial analysis is necessary to determine whether the projected debt service and other funding needs of the Agency can be met with an increased set aside. For fiscal year 2002-03, the Agency has agreed to increase the set aside to 30%.

Responsibility: Finance Dept., Redev. Agency

Target Date: 2002

Funding Source: Redevelopment Agency Funds

***Status: The set aside percentage was increased from 20% to 30% in 2002 and has been maintained at 30% for fiscal year 2004-2005.***



- Adopt land use regulations that will promote affordable housing by reducing constraints and increasing incentives. Amend the Zoning Ordinance to reduce parking requirements in appropriate locations for certain housing types, such as Senior, Transit-Oriented and Single Room Occupancy. Include the standard State "affordable housing" definition in the Zoning Ordinance and as a "permitted and encouraged" use in the residential and Planned Development zones. The City's Density Bonus Ordinance and the Planned Development Zone District are examples of how the City allows flexibility in the zoning regulations. The City will encourage housing developers to use these options.

Responsibility:	Planning Div., Planning Comm., City Council
Target Date:	2003
Funding Source:	Not Applicable

***Status: Parking requirements were reduced for residential uses in the Mixed Use and Transit-Oriented Mixed Use zone districts. Amendments to the residential and Planned Development zone districts have not yet been initiated. A ten percent parking reduction is routinely granted for large residential projects.***

- Assist in funding locally administered programs that provide shelter, food and clothing for those with transitional housing needs. The redevelopment of the Agnews property provided the vehicle for the construction of new homeless family housing - the Sobrato Family Living Center with thirty-three apartment units with a second phase of eighteen transitional units. This style of housing is far more satisfactory for families than the previous dormitory. The RDA is contributing \$2.5 million over five years for capital costs and the City's CDBG program underwrites some of the annual shelter costs.

The City has been a strong supporter of efforts to protect runaway and homeless teenagers. The RDA has provided \$980,000 for a twenty bed facility, \$400,000 for acquisition and rehabilitation of a five unit project for homeless teen mothers and \$375,000 for transitional housing for six to eight homeless teens. The CDBG program provides operating funds for the Bill Wilson Center as well.

The City will evaluate and work towards eliminating constraints to the provision of emergency housing, and will amend the Zoning Ordinance to allow homeless shelters and transitional housing in appropriate commercial and Planned Development zones.

Responsibility:	Planning Div., Redev. Agency, City Council
Target Date:	Ongoing with ordinance amendment in 2003
Funding Source:	Redevelopment Housing Fund, CDBG
Housing Unit Count:	61 units

***Status: Amendments to the commercial and Planned Development zone district regulations are to be drafted.***

- Support development of low income housing alternatives, such as Single Room Occupancy (SRO) units, Senior Housing, Family Housing, etc. Support can take the form of Redevelopment Housing Fund assistance, City owned land for a site, or ordinance amendment or variance based on SRO's unique characteristics.

Responsibility:	Planning Div., City Council, Redev. Agency
Target Date:	2001 and Ongoing
Funding Source:	Redevelopment Housing Fund
Housing Unit Count:	148 units

***Status: The City, through its Redevelopment Agency, has provided a City-owned site and partial funding for a 148 unit SRO development. Parking variances were approved. This project is now occupied.***

- Analyze and determine whether there are constraints to providing housing for persons with disabilities, consistent with the year 2001 Senate Bill 520 (Chesbro). The analysis will concentrate on land use controls, and permit procedures. If any constraints are found in these two or in any other areas, develop a plan to mitigate or remove those constraints.

Responsibility:	Planning Div., Bldg. Div., Housing Div., Planning Comm., City Council.
Target Date:	2003
Funding Source:	Not applicable

***Status: This analysis has not yet been completed.***

#### **Other Elements' Policies and Programs**

The timelines for implementation of the policies and programs in the Transportation Element, the Environmental Quality Element and the Public Facilities and Services Element have not been changed. It is anticipated that timelines and work plans for these elements will commence in the latter part of FY05-06.